Davidson County DEEDQC
Recvd: 10/19/16 10:54 4 pgs
Fees:22.00 Taxes:0.00
20161019-0110460

Commitment Number: 1609028

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 300, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

Send Tax Statements To:
Sandra J. McGill, 631 Watsonwood Drive, Nashville, Tennessee 37211

Parcel Identification Number: 14710012700

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

SHARON M. JOHNSON, a married woman and mother of Grantee herein, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **SANDRA J. McGILL,** an unmarried woman and daughter of Grantor herein, hereinafter Grantee, whose mailing address is 631 Watsonwood Drive, Nashville, Tennessee 37211, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE: BEING LOT NUMBER THREE HUNDRED THIRTY-THREE (333) ON THE PLAN OF WHISPERING HILLS, SECTION II-A, OF RECORD IN PLAT BOOK 2331, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ALL MATTERS APPEARING ON PLAN OF WHISPERING HILLS, SECTION II-A, OF RECORD IN BOOK 5531, PAGE 168, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. COMMONLY KNOWN AS: 631 WATSONWOOD DRIVE, NASHVILLE, TENNESSEE 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: 20131114-0117910

JIMMY E. JOHNSON, spouse of Grantor **SHARON M. JOHNSON,** is signing solely for the purpose of releasing spousal rights herein.

Executed by the undersigned on October 15, 2016:

JIMMY E. JOHNSON

SHARON M. JOHNSON

STATE OF TENNESSEE
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on October 15, 2016 by **JIMMY E. JOHNSON and SHARON M. JOHNSON,** husband and wife, who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2018

NOTARY PUBLIC

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on October 18th, 2016:

Angela Vail
AFFIANT

Angela Vail
PRINT NAME

STATE OF Ohio
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on October 18th, 2016 by Angela Vail, who is personally known to me or has produced D.L. as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF OHIO

AMBER C. SCOTT, Notary Public
In and for the State of Ohio
My Commission Expires July 18, 2021

Amber C Scott
NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, **ANGELA L. WARD**, Vice President of TerraTitle, LLC, do hereby make oath that I am the custodian of the original of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

ANGELA L. WARD VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me on September ____, 2016, by **ANGELA L. WARD**, Vice President of TerraTitle, LLC, who is personally known to me, and the aforementioned person further acknowledges that her signature is her free and voluntary act for the purposes set forth in this instrument.

AMBER C. SCOTT
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

AMBER C. SCOTT, Notary Public
In and for the State of Ohio
My Commission Expires July 18, 2021